

**MANAGEMENT CERTIFICATE FOR
Anaqua Springs Ranch Homeowners Association, Inc.
Bexar County**

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Anaqua Springs Ranch Homeowners Association, Inc.
2. **Name of Association:** Anaqua Springs Ranch Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association** Anaqua Springs Ranch Homeowners Association, Inc., 3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Ste 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207 Fax. Email: sanantonio@fsresidential.com Community Website: <https://anaquasprings.connectresident.com/>
7. **Resale Disclosure Package:** \$375.00
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of \$275.00 collected at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Anaqua Springs Ranch Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Anaqua Springs Ranch Homeowners Association, Inc.

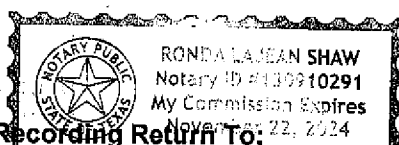
By: _____

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 5th day of January, 2022 by Eugene Patillo the Managing Agent of the Anaqua Springs Ranch Homeowners Association, Inc. on behalf of the Association.



After Recording Return To:
FirstService Residential San Antonio, LLC,
3424 Paesanos Parkway, Suite 100,
San Antonio, TX 78231

Notary Public – State of Texas

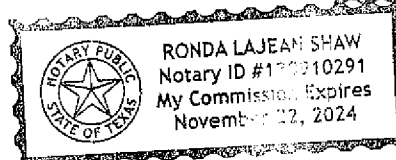
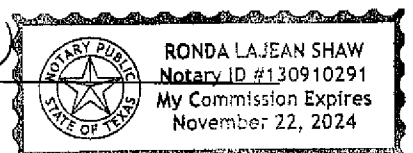


EXHIBIT "A"

Anaqua Springs Ranch Homeowners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Anaqua Springs Ranch Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
04/06/2004	Plat Anaqua Ranch I, PUD	20040073206
05/27/2004	DCCER	20040119075
12/10/2004	Plat Anaqua Ranch II, PUD	20040282045
12/15/2004	Annexation of Anaqua Springs Ranch II, PUD	20040285433
04/15/2005	Plat Anaqua Springs	20050081499
04/26/2005	Annexation of Lot 8, Block 5 of Anaqua Springs	20050088606
05/18/2005	Clarification and 1 st Amendment to DCCER	20050109085
12/09/2005	Plat Anaqua Springs Ranch III, PUD	20050287993
03/07/2006	2 nd Clarification and Amendment to DCCER	20060050435
06/12/2006	Annexation of 0.75 Acre Tract	20060136256
09/07/2006	Annexation of 12.618 Acre Tract	20060217942
05/11/2007	Plat Anaqua Springs Ranch I-B, PUD	20070109140
05/14/2007	Plat Anaqua Ranch	20070110107
05/31/2007	Annexation of 1.650 Acre Tract	20070117042
06/01/2007	3 rd Clarification and Amendment to DCCER	20070125967
06/15/2007	Plat Anaqua Springs Ranch III-A, PUD	20070139566
06/22/2007	Annexation of Anaqua Springs Ranch III-A, PUD	20070144853
06/22/2007	Plat Anaqua Ranch I-C, PUD	20070145363
06/26/2007	Plat Anaqua Springs Ranch IV, PUD	20070147610
07/02/2007	Annexation of Anaqua Springs I-C, PUD	20070153260
07/10/2007	Annexation of Anaqua Springs Ranch IV, PUD	20070159547
09/25/2007	Clarification and 1 st Amendment to Annexation of Anaqua Springs Ranch IV, PUD	20070228798
06/05/2008	Annexation of 11.144 Acres	20080119300
11/20/2009	Plat Anaqua Springs Ranch VI-A1, PUD	20090225851
11/24/2009	Annexation of Anaqua Springs Ranch VI-A1, PUD	20090227703
09/24/2010	Plat Anaqua Springs Ranch VI-A2, PUD	20100172378
10/22/2010	Annexation of Anaqua Springs Ranch VI-A2, PUD	20100191115
05/19/2011	Bylaws and Articles of Incorporation	20110086017
12/02/2011	New Construction Rules and Regulations	20110214399
01/17/2012	Annexation of 5.164 Acre Tract	20120008873
04/03/2012	Release and Satisfaction	20120077894
05/18/2012	Plat Anaqua Springs IIA, PUD	20120092393
05/24/2012	Annexation of 3.007 Acre Tract	20120096684
05/25/2012	Plat 6A3	20120097859
03/15/2013	Plat Anaqua Springs Ranch VA-1, PUD	20130051679
04/25/2013	Annexation of Anaqua Springs Ranch VA-1, PUD	20130082557
05/18/2013	Resolution for Access Restrictions of Contractors and Vendors without Proper Approval	20130052523
08/16/2013	Plat Anaqua Springs Ranch VI A4, PUD	20130171991
10/15/2013	Annexation of Anaqua Springs Ranch VI-A4, PUD	20130215117
12/13/2013	Annexation of 20.736 Acres	20130253473
05/19/2014	Application Payments Policy	20140081440
05/19/2014	Assessment Collection Policy	20140081440

05/19/2014	Conflict of Interest Policy	20140081440
05/19/2014	Drought-Resistant Landscaping and Natural Turf Guidelines	20140081440
05/19/2014	E-mail Registration Policy	20140081440
05/19/2014	Flag Display Guidelines	20140081440
05/19/2014	Guidelines for Land Use of Adjacent Lots	20140081440
05/19/2014	Membership Voting Policy	20140081440
05/19/2014	Payment Plan Policy	20140081440
05/19/2014	Rainwater Collection Devices Guidelines	20140081440
05/19/2014	Records Inspection Policy	20140081440
05/19/2014	Records Retention Policy	20140081440
05/19/2014	Religious Item Display Guidelines	20140081440
05/19/2014	Solar Energy Device Guidelines	20140081440
05/19/2014	Violation Enforcement Resolution	20140081440
03/06/2015	Plat Anaqua Springs Ranch VI C-1, PUD	20150038227
03/24/2015	Annexation of Anaqua Springs Ranch VI C-1, PUD	20150049740
06/18/2015	Annexation of 1.100 Acre Tract	20150109046
11/01/2015	Collection Policy	20150189687
12/07/2015	Electronic and Telephonic Action Policy	20150234402
02/12/2016	Annexation of 5.003 Acre Tract	20160026148
07/08/2016	Plat Anaqua Springs Unit 9, PUD	20160130111
01/18/2017	Billing Policy and Payment Plan Guidelines	20170009664
7/21/2021	Certificate of Annexation Unit 8	20210198887

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/7/2022 8:40 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk